



City of Albuquerque

Legislative File Number R-06-22 (version 1)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

Declaring A Moratorium Until April 17, 2006 On The Issuance Of Building Permits In The Area Covered By The Coors Corridor Plan; Declaring An Emergency.

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

WHEREAS, the City Council on April 11, 2005 passed Resolution 05-234 directing the update of the Coors Corridor Plan with the involvement and participation of affected area residents, property owners, business and civic associations including but not limited to impacted Neighborhood Associations; and

WHEREAS, Resolution 05-234 recognized the need for design guidelines for development of lands surrounding the intersection of Coors Boulevard and Montano Boulevard and recognized the need for enhanced environmental and view preservation policies and guidelines; and

WHEREAS, Resolution 05-234 provides that the Coors Corridor Plan shall include design standards to accomplish the following:

- A. Establish quality design standards that will address and improve the integrity of adjacent existing or potential development, open spaces, and other public areas.
- B. Increase visual harmony between new and existing buildings and between the built environment and the natural scene by enhancing guidelines that affect buffer zones, landscaping, parkway design, signage, appropriate lighting and most importantly, the Coors Corridor viewshed.
- C. Encourage development within the Coors Corridor which integrates

the natural landscape with development activities, achieves a balanced built environment, and preserves the unique natural features of the area.

D. Create high quality façade, building, and land use design standards along the Coors Corridor and within Centers in and adjacent to the Corridor; and

WHEREAS, development has been allowed to proceed in the area covered by the Coors Corridor Plan; and

WHEREAS, any building permits issued between now and the time the City has taken action to address the issues raised in the planning process that allow development that is contrary to the adopted policies or the policies under consideration, will adversely affect or negate the planning process

WHEREAS, a short delay of such development will ensure that future development in the area governed by the Coors Area Plan will be consistent with the goals of Resolution 05-234

WHEREAS, the City should declare a moratorium on the issuance of building permits that have not been applied for prior to the date this Resolution is adopted; and

WHEREAS, the City should determine on or before April 17, 2006 whether the moratorium should terminate, be extended or be modified; and

WHEREAS, the intended purpose of this moratorium is to allow the City to advance the health, safety and welfare of the public and to further goals and policies adopted by the Council.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. Upon the adoption of the Resolution until April 17, 2006, the City shall not accept an application for any building permit for any property that is entirely or partially within the boundaries of the Coors Corridor Plan.

Section 2. This moratorium shall not apply to any building permit that was applied for and in the City's approval process on or before February 6, 2006.

Section 3. The Council declares an emergency and this Resolution shall become effective upon the date of adoption by the Council.

